

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Brandice Elliott, Case Manager

J Joel Lawson, Associate Director Development Review

DATE: September 9, 2016

SUBJECT: BZA Case 19331 - request for special exception relief under Subtitle E § 5201 to construct an addition to an existing row dwelling at 1625 A Street, S.E.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to Subtitle E § 5201.1:

- E § 304.1, Lot Occupancy (60% maximum, 70% proposed).

It appears that additional special exception relief from C § 202.2, Additions to Nonconforming Structures, may also be required with this request, as the existing lot occupancy is nonconforming. Should the Board determine that this relief is required, OP would recommend approval of the additional relief.

II. LOCATION AND SITE DESCRIPTION:

Address:	1625 A Street, S.E.
Applicant:	Keith Moore
Legal Description:	Square 1086, Lot 60
Ward/ANC:	6/6B
Zone:	RF-1 – Residential Flats
Historic District or Resource:	Not applicable
Lot Characteristics:	The flag-shaped lot is 1,234 square feet in area, with 18.33 feet of frontage along A Street. The rear of the lot, which varies in depth, abuts a 20 foot wide public alley.
Existing Development:	The lot is currently developed with a row dwelling.
Adjacent Properties:	The subject property is located in a residential neighborhood. All adjacent properties are zoned RF-1 and are developed with row dwellings and apartment houses.

Surrounding Neighborhood Character	The surrounding neighborhood character is moderate density residential, consisting primarily of row dwellings and some apartment houses. This area of Capitol Hill is characterized by small, neighborhood serving corner stores. The subject site is located approximately 0.2 miles from Stadium Armory Metro Station.
Proposed Development	The proposal consists of replacing an existing enclosed porch with a two story addition at the rear of the dwelling. The proposed addition would decrease the depth of the rear yard by approximately 3.5 feet, and increase the lot occupancy from 65% to 70%. The height of the addition would be 25.33 feet, which is well within the height permitted in the RF-1 District.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed ¹	Relief:
Lot Width (ft.) § 201	18 ft. min.	18.33 ft.	18.33 ft.	None required
Lot Area (sq.ft.) § 201	1,800 sq.ft. min.	1,234 sq.ft.	1,234 sq.ft.	Existing nonconforming
Height (ft.) § 303	35 ft. max.	23.3 ft.	25.3 ft.	None required
Lot Occupancy § 304	60% max.	65%	70%	Required
Rear Yard (ft.) § 306	20 ft. min.	39.4 ft.	36.5 ft.	None required

IV. OP ANALYSIS:

223 ZONING RELIEF FOR ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1) AND FOR NEW OR ENLARGED ACCESSORY STRUCTURES

5201.1 The Board of Zoning Adjustment may approve as a special exception in the RF zones, relief from the following development standards of this subtitle, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9.

- (a) Lot Occupancy;
- (b) Yards;
- (c) Courts;
- (d) Minimum lot dimensions;
- (e) Pervious surface; and
- (f) The limitations on enlargements or additions to nonconforming structures as set forth in Subtitle C § 202.2.

The applicant has requested relief consistent with this section for lot occupancy.

5201.2 Special exception relief under this section is applicable only to the following:

- (a) An addition to a residential building;

¹ Information provided by applicant.

- (b) *A new or enlarged accessory structure that is accessory to such a building; or*
- (c) *A reduction in the minimum setback requirements of an alley lot.*

The applicant has requested special exception relief for a rear addition to an existing row dwelling, which is qualified under this section.

5201.3 An applicant for special exception under this section shall demonstrate that the addition or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

- (a) *The light and air available to neighboring properties shall not be unduly affected;*

Light and air to neighboring properties should not be unduly affected as a result of the proposed addition. The current existing covered porch would be removed from the dwelling and replaced with an addition of a slightly larger footprint, increasing the overall area of the structure by 65.72 square feet. The proposed addition would extend approximately 3.5 feet beyond the existing dwelling to the west, and a separation of approximately 17 feet would be provided between the addition and the edge of the nearest dwelling located to the east.

- (b) *The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*

The proposed addition should not compromise the privacy of use and enjoyment of neighboring properties. Side setbacks are not required in the RF-1 District; however, the proposed addition would not include new windows along the side elevations, and it would extend only 3.5 feet beyond the current enclosed porch. In addition, the structure would be fully enclosed, keeping noise to a minimum. The applicant has provided a letter from the adjacent neighbor to the west supporting the request

- (c) *The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and*

The proposed addition should not substantially visually intrude upon the character, scale and pattern of row dwellings along the street frontage. A Street is defined by row dwellings and apartment houses that are predominantly two stories in height. The proposed addition maintains this character by not increasing the overall height of the row dwelling, and will use materials that are common to rear building additions in the neighborhood. Overall, the visibility of the addition would be minimal from A Street, as it would be obscured by the existing dwelling.

- (d) *In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.*

The applicant has provided graphical representations including plans, photographs, elevations, and sections sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

- (e) *The Board of Zoning Adjustment may approve lot occupancy of all new and existing structures on the lot up to a maximum of seventy percent (70%).*

The applicant has proposed a lot occupancy of 70%, which is the maximum permitted by this section.

5201.4 The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.

OP does not recommend special treatment of the proposed addition.

5201.5 This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.

The structure would continue to be used as a single dwelling unit, which conforms to the uses permitted in the RF-1 District.

5201.6 This section shall not be used to permit the introduction or expansion of a nonconforming height or number of stories as a special exception.

The proposed height and number of stories would comply with the development regulations for the RF-1 District, which is 35 feet of height and up to three stories.

V. COMMENTS OF OTHER DISTRICT AGENCIES

As of the date of this writing, comments from other District Agencies had not been received.

VI. COMMUNITY COMMENTS

A letter of support from the adjoining neighbor to the west has been submitted to the record.

As of the date of this writing, no other comments have been received from the ANC or surrounding community regarding the request for relief. The applicant should provide an update to the Board concerning outreach efforts.

Location Map

